



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving the Addendum to the Improvement Agreement for the Public Improvements of Century Meadows Two, Unit No. 4, Tract No. 3272; and Appropriate Funds (\$58,400)

MEETING DATE: January 7, 2004

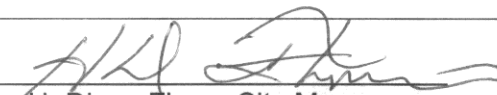
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the Addendum to the Improvement Agreement for the Public Improvements of Century Meadows Two, Unit No. 4, Tract No. 3272, direct the City Manager and City Clerk to execute the addendum to the improvement agreement on behalf of the City, and appropriate funds for the required reimbursement.

BACKGROUND INFORMATION: The Century Meadows Two, Unit No. 4 subdivision is located east of Mills Avenue, north of Harney Lane and south of the Century Meadows Two, Unit No. 3 development, as shown on the attached Exhibit A. Resolution No. 2002-252 approving the improvement agreement for the subdivision was approved by Council on December 18, 2002. As a condition of development, the developer, FCB Building Partners I, L.P., is required to complete the installation of street frontage improvements along Harney Lane. At this time, Century Meadows One, Unit No. 2 subdivision east of Century Meadows Two, Unit No. 4, as shown on Exhibit A, is also under construction. When the two subdivisions are complete, the properties at 1683 and 1749 West Harney Lane, APN 058-210-03 and 059-210-03, respectively as shown on Exhibit A, will be the only properties on the north side of Harney Lane between Ham Lane and Mills Avenue without street frontage improvements. In order to provide for orderly development and enhance public safety on Harney Lane, staff recommends that the frontage improvements along these properties be completed at this time. The developer of Century Meadows Two, Unit No. 4 has agreed to include the frontage improvements for these properties in their project. The improvements include curb, gutter and asphalt concrete pavement. The developer is eligible for reimbursement by the City for these improvements in conformance with LMC §16.40 Reimbursement for Construction. Staff estimates the cost of the work to be \$49,040.74. The developer will be reimbursed based on verified claims for the work done by the developer's contractor when the improvements are complete and accepted by the City.

In order to construct the frontage improvements along 1683 and 1749 West Harney Lane, additional street right-of-way dedication on Harney Lane and public utility easements behind the right of way are required from the owner, Nick Farros. The owner has agreed to dedicate the right-of-way (10 feet) in exchange for the frontage improvements. Installation of the frontage improvements will include the relocation of one existing tree, relocation of a wood fence, and installation of a new driveway (to replace the old gate), as shown on Exhibit B. In addition, a chain link fence will be installed along the existing orchard. The cost of the work on the Faros property is estimated to be \$9,340.00. The owner will be reimbursed based on verifiable claims for the improvements when the project is complete.

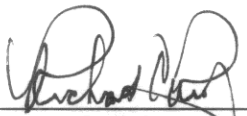
APPROVED:


H. Dixon Flynn, City Manager

The developer has furnished the City with the necessary agreement (Exhibit C) and provided improvement security for the additional work in Harney Lane. Staff recommends that the City Council approve the addendum to the improvement agreement and appropriate the necessary funds to reimburse the developer for the additional Harney Lane street frontage improvements and the owner for the private improvements necessitated by the Harney Lane work.

FUNDING: Local Street Impact Fees \$58,400.00


Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/pmf

Attachments

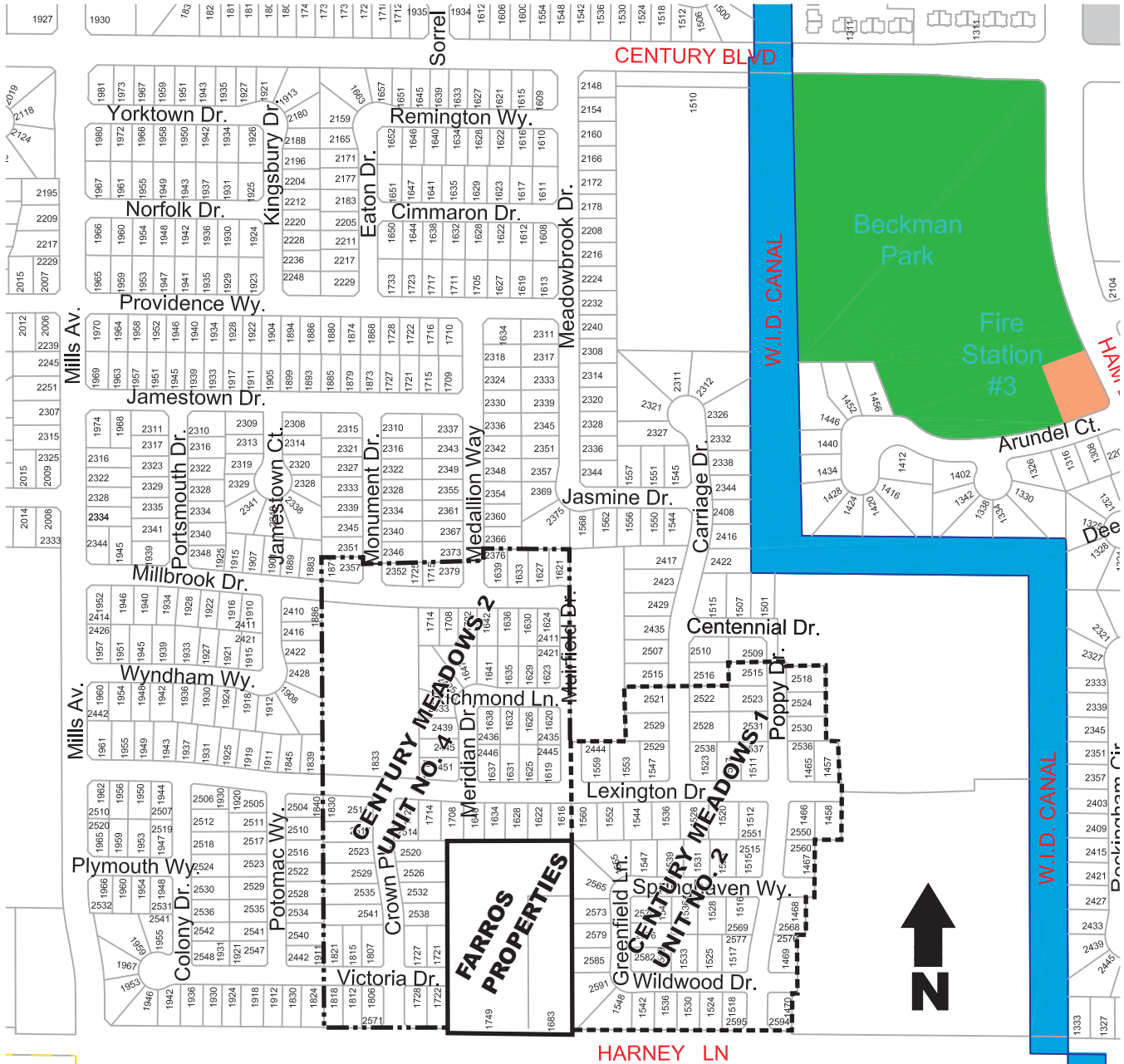
cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
FCB Building Partners I, LP
Nick Farros
Baumbach & Piazza



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A





CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT B



FARROS PROPERTIES

EXISTING ORCHARD

EXISTING RESIDENCE

CENTURY MEADOWS 2, UNIT NO. 4 SUBDIVISION BOUNDARY

CENTURY MEADOWS 1, UNIT NO. 2 SUBDIVISION BOUNDARY

PROPOSED
CHAIN LINK
FENCE

1749

WOOD
FENCE

1683

PROPOSED R/W

EXISTING R/W

10'

DRIVEWAY GATE

RELOCATE TREE

HARNEY LANE



ADDENDUM
to the
IMPROVEMENT AGREEMENT
for the
PUBLIC IMPROVEMENTS
of
CENTURY MEADOWS TWO, UNIT NO. 4
TRACT NO. 3272

THIS AGREEMENT is made and entered into by and between the CITY OF LODI, hereinafter referred to as "City", and FCB BUILDING PARTNERS I, LP, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, the parties have entered into an Improvement Agreement dated December 27, 2002, which Agreement covers the responsibilities of City and of Developer for the development of Century Meadows Two, Unit No. 4, Tract 3272; and

WHEREAS, the Developer is responsible for installation of public improvements fronting the subject subdivision on Harney Lane; and

WHEREAS, the City requested that the Developer install additional street frontage improvements on Harney Lane which include curb, gutter, and street pavement along the properties known as 1649 and 1749 W. Harney Lane (APN 058-210-03 and 058-210-04, respectively); and

WHEREAS, the City is responsible for reimbursing Developer for the additional frontage improvements along those properties in conformance with LMC 16.40 Reimbursement for Construction; and

WHEREAS, the Developer is required to provide additional improvement security as described in the State Subdivision Map Act for faithful performance and payment of all persons performing labor and furnishing materials for the installation of public improvements.

NOW THEREFORE, for and in consideration of the acceptance of the dedications offered, and in order to insure satisfactory performance by Developer of Developer's obligations under State law and City code, the parties agree as follows:

1. That this document is considered an addendum to the original Improvement Agreement between the two parties.
2. That the Developer shall install street frontage improvements along the Harney Lane street frontages of the properties at 1649 and 1749 W. Harney Lane, including curb, gutter, sidewalk and street pavement to the centerline of Harney Lane
3. That the Developer will be reimbursed based on verified claims for work done by Developer's contractor when the development are complete and accepted by the City. The estimated reimbursement amount is shown on the attached Billing Schedule Addendum and Cost Estimate for Additional Improvement Security. The reimbursement includes ten percent (10%) for engineering and administration in conformance with LMC 16.40 Reimbursement for Construction.
4. That the Developer shall furnish additional Improvement Security of at least 100% of the estimated cost of the above referenced public improvements for the faithful performance of said work; and an amount equal to at least 50% of the above costs as security for the payment of all persons performing labor and furnishing materials in connection with this agreement as more fully described in the State Subdivision Map Act.

The City has determined these additional security amounts to be as follows:

Faithful Performance \$49,040.74
Labor and Material \$24,520.37

IN WITNESS WHEREOF, Developer and City have caused their names to be hereunto affixed and the City of Lodi has caused its corporate name and seal to be hereunto affixed by its proper officers thereunto duly authorized.

FCB BUILDING PARTNERS I, LP

Date

(CORPORATE SEAL)

CITY OF LODI, A MUNICIPAL CORPORATION

By: _____
H. Dixon Flynn, City Manager

Date

ATTEST:

Susan J. Blackston, City Clerk

Date

APPROVED AS TO FORM:

Randall A. Hays, City Attorney

Acres: 15.15
Date: 12/15/03

TOTAL COST OF PROJECT IMPROVEMENTS					A. DEVELOPER COST		B. COST OF CITY-FUNDED FACILITIES TO BE BUILT BY DEVELOPER			
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total	
Street System										
1	Clearing & Grubbing	12.46	AC	\$500.00	\$6,230.00	12.16	\$6,080.00	0.3	\$150.00	
2	Lot Grading	12.49	AC	3,748.58	46,819.76	12.49	46,819.76	0	0.00	
3	Roadway Excavation	9,731.48	CY	6.33	61,600.27	9,053.48	57,308.53	678	4,291.74	
4	Sawcut & Remove Existing AC (interior)	336	SF	0.75	252.00	336	252.00	0	0.00	
5	Sawcut & Remove Existing AC (Harney Lr	4,330	SF	0.75	3,247.50	0	0.00	4,330	3,247.50	
6	Compact Original Ground (0.50')	24,320	SF	0.28	6,809.60	7,782	2,179.07	16,538	4,630.53	
7	Compact Original Ground (0.67')	99,497	SF	0.28	27,859.16	99,497	27,859.16	0	0.00	
8	Compact Native Material (0.50')	24,320	SF	0.28	6,809.60	7,782	2,179.07	16,538	4,630.53	
9	Aggregate Base, Class II (0.30')	25,348	SF	0.49	12,420.52	25,348	12,420.52	0	0.00	
10	Aggregate Base, Class II (0.35')	64,829	SF	0.60	38,897.40	64,829	38,897.40	0	0.00	
11	Aggregate Base, Class II (0.50')	2,950	SF	0.71	2,094.50	2,950	2,094.50	0	0.00	
12	Aggregate Base, Class II (0.60')	24,320	SF	0.81	19,699.20	7,782	6,303.75	16,538	13,395.45	
13	Asphalt Concrete, Type B (0.20')	93,463	SF	0.76	71,031.88	93,463	71,031.88	0	0.00	
14	Asphalt Concrete, Type B (0.40')	24,320	SF	1.48	35,993.60	7,782	11,517.97	16,538	24,475.63	
15	Rolled Curb, Gutter, & Sidewalk	211	LF	34.00	7,174.00	211	7,174.00	0	0.00	
16	Vertical Curb & Gutter	5,575	LF	10.90	60,767.50	5,245	57,170.50	330	3,597.00	
17	Sidewalk (4')	5,003	LF	8.00	40,024.00	5,003	40,024.00	0	0.00	
18	Meandering Sidewalk (5')	242	LF	25.00	6,050.00	242	6,050.00	0	0.00	
19	Curb Return (R=25') Incl. Compaction	2	EA	1,865.00	3,730.00	2	3,730.00	0	0.00	
20	Curb Return (R=20') Incl. Compaction	11	EA	1,635.00	17,985.00	11	17,985.00	0	0.00	
21	Bow-out Curb Return (R=20') Incl. Compaction	6	EA	2,100.00	12,600.00	6	9,810.00	0	0.00	
22	Concrete Subgrade Compaction	45,317	SF	0.55	24,924.35	44,492	24,470.60	825	453.75	
23	Residential Driveway	1,556	LF	15.00	23,340.00	1,528	22,920.00	28	420.00	
24	Commercial Driveway	31	SF	64.50	1,999.50	31	1,999.50	0	0.00	
25	Survey Monument	12	EA	230.00	2,760.00	12	2,760.00	0	0.00	
26	Sidewalk Dead End Barricade	2	EA	158.00	316.00	2	316.00	0	0.00	
27	Dead End Barricade (Standard Plan 139)	3	EA	1,565.00	4,695.00	3	4,695.00	0	0.00	
28	Remove Existing Barricade	4	EA	250.00	1,000.00	4	1,000.00	0	0.00	
29	Remove Temporary Fire Turnaround	2	EA	500.00	1,000.00	2	1,000.00	0	0.00	
30	Street Sign Posts/Block Signs	11	EA	236.00	2,596.00	11	2,596.00	0	0.00	
31	Concrete Block Retaining Wall	776	LF	26.00	20,176.00	776	20,176.00	0	0.00	
32	Masonry Wall	296	LF	70.00	20,720.00	296	20,720.00	0	0.00	
33	Landscaping & Irrigation	2,370	SF	4.00	9,480.00	2,370	9,480.00	0	0.00	
34	Pedestal Street Lights (100W)	34	EA	2,360.00	80,240.00	34	80,240.00	0	0.00	
35	Street Lights (100W)	1	EA	1,940.00	1,940.00	1	1,940.00	0	0.00	
36	Street Lights (250W)	2	EA	1,970.00	3,940.00	2	3,940.00	0	0.00	
37	Traffic Striping	1	LS	5,600.00	5,600.00	1	5,600.00	0	0.00	
38	Painted Stop Bar & Legend	2	EA	130.00	260.00	2	260.00	0	0.00	
39	Regulatory Signs (R1)	2	EA	157.00	314.00	2	314.00	0	0.00	
40	Erosion Control/Winterization	1	LS	3,800.00	3,800.00	1	3,800.00	0	0.00	
41	G-Basin Excavation	10,390	CY	3.24	33,663.60	10,390	33,663.60	0	0.00	
Subtotal					\$730,859.95	Subtotal	\$668,777.82	Subtotal Street System	\$59,292.12	
									10% Engineering & Administration	5,929.21
									Total Street System	\$65,221.33
Future Park Site Improvements (Parcel"A")										
1	Clearing & Grubbing	2.99	AC	\$500.00	\$1,495.00	0	\$0.00	2.99	\$1,495.00	
2	Lot Grading	2.66	AC	3,748.58	9,971.23	0	0.00	2.66	9,971.23	
3	Roadway Excavation	546.52	CY	6.33	3,459.47	0	0.00	546.52	3,459.47	
4	Compact Original Ground (0.67')	6,373	SF	0.60	3823.80	0	0.00	6,373	3,823.80	
5	Aggregate Base, Class II (0.35')	6,373	SF	0.60	3823.80	0	0.00	6,373	3,823.80	
6	Asphalt Concrete, Type B (0.20')	6,373	SF	0.76	4843.48	0	0.00	6,373	4,843.48	
7	Concrete Subgrade Compaction	3,309	SF	0.55	1819.95	0	0.00	3,309	1,819.95	
8	Vertical Curb & Gutter	509	LF	10.90	5,548.10	0	0.00	509	5,548.10	
9	Sidewalk (4')	509	LF	8.00	4,072.00	0	0.00	509	4,072.00	
10	Pedestal Street Lights (100W)	2	EA	2,360.00	4,720.00	0	0.00	2	4,720.00	
11	Side Inlet Catch Basin	0.50	EA	850.00	425.00	0	0.00	0.50	425.00	
12	12" Storm Drain	89	LF	21.50	1,913.50	0	0.00	89	1,913.50	
13	48" Storm Drain Manhole	0.25	EA	1,130.00	282.50	0	0.00	0.25	282.50	
14	6" Sanitary Sewer Pipe	24	LF	21.20	508.80	0	0.00	24	508.80	
15	8" Sanitary Sewer Pipe	49.50	LF	23.10	1,143.45	0	0.00	49.50	1,143.45	
16	Sanitary Sewer Manhole	0.50	EA	1,580.00	790.00	0	0.00	0.50	790.00	
17	10" Water Pipe	127.50	LF	16.00	2,040.00	0	0.00	127.50	2,040.00	
18	4" Water Service w/Meter Box	1	EA	4,000.00	4,000.00	0	0.00	1	4,000.00	
Subtotal					\$54,680.08	Subtotal	\$0.00	Subtotal Park Site Improvements	\$54,680.08	
									10% Engineering & Administration	\$5,468.01
									Total Park Site Improvements	\$60,148.08
Storm Drain System										

TOTAL COST OF PROJECT IMPROVEMENTS						A. DEVELOPER COST		B. COST OF CITY-FUNDED FACILITIES TO BE BUILT BY DEVELOPER	
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
1	12" Storm Drain Pipe	1,773	LF	\$21.50	\$38,119.50	1,773	\$38,119.50	0	\$0.00
2	15" Storm Drain Pipe	197	LF	21.20	4,176.40	197	4,176.40	0	0.00
3	48" Storm Drain Manhole	6.75	EA	1,130.00	7,627.50	6.75	7,627.50	0	0.00
4	Side Inlet Catch Basin	13.50	EA	850.00	11,475.00	13.50	11,475.00	0	0.00
Subtotal					\$61,398.40	Subtotal	\$61,398.40	Subtotal Storm Drain System \$0.00	
								10% Engineering & Administration 0.00	
								Total Storm Drain System \$0.00	
Sanitary Sewer System									
1	6" Sanitary Sewer Pipe	1,232	LF	\$21.20	\$26,118.40	1,212	\$25,694.40	20	\$424.00
2	8" Sanitary Sewer Pipe	1,941.50	LF	23.10	44,848.65	1,941.50	44,848.65	0	0.00
3	Sanitary Sewer Manhole	8.50	EA	1,580.00	13,430.00	8.50	13,430.00	0	0.00
4	Sewer Cleanout	1	EA	\$200.00	\$200.00	0	\$0.00	1	\$200.00
5	Sanitary Service with Cleanout	67	EA	375.00	25,125.00	67	25,125.00	0	0.00
6	Remove Existing Lamphole	1	EA	100.00	100.00	1	100.00	0	0.00
7	Lamphole	1	EA	460.00	460.00	1	460.00	0	0.00
Subtotal					\$110,282.05	Subtotal	\$109,658.05	Subtotal Sanitary Sewer System \$624.00	
								10% Engineering & Administration 62.40	
								Total Sanitary Sewer System \$686.40	
Water System									
1	6" Water Pipe	445	LF	\$13.50	\$6,007.50	445	\$6,007.50	0	\$0.00
2	8" Water Pipe	2,118	LF	16.00	33,888.00	2,118	33,888.00	0	0.00
3	8" Water Pipe (Cl. 200)	171	LF	16.00	2,736.00	171	2,736.00	0	0.00
4	10" Water Pipe	1,147.50	LF	18.60	21,343.50	1,147.50	18,360.00	0	0.00
5	10" Water Pipe (Cl. 200)	40	LF	19.00	760.00	40	640.00	0	0.00
5	10" Water Pipe Oversizing Costs	1,315	LF	19.00	24,985.00	0	0.00	1,315	3,435.00
6	6" Water Valve	1	EA	550.00	550.00	1	550.00	0	0.00
7	8" Water Valve	17	EA	770.00	13,090.00	17	13,090.00	0	0.00
8	10" Water Valve	7	EA	1,050.00	7,350.00	7	5,390.00	7	1,960.00
9	Fire Hydrant Assembly	7	EA	1,850.00	12,950.00	7	12,950.00	0	0.00
10	Blowoff	3	EA	300.00	900.00	3	900.00	0	0.00
11	Remove Blowoff	5	EA	2,000.00	10,000.00	5	10,000.00	0	0.00
12	1" Water Service w/Meter Box	67	EA	400.00	26,800.00	67	26,800.00	0	0.00
13	1" Water Service w/Meter Box (Harney Lane	1	EA	400.00	400.00	1	400.00	0	0.00
14	3" PVC Conduit (Irrigation Street Crossing)	180	LF	7.00	1,260.00	180	1,260.00	0	0.00
Subtotal					\$163,020.00	Subtotal	\$132,971.50	Subtotal Water System \$5,395.00	
								10% Engineering & Administration 539.50	
								Total Water System \$5,934.50	
Total					\$1,065,560.40	Total	\$972,805.77		
Total Construction Cost Subject to Engineering Fee Calculation (A. Developer Cost)						\$972,805.77			
Less Previousl Total Construction Cost Subjectto Engineering Fee Calculation						(\$972,805.77)		(\$82,949.58)	
TOTAL COST FOR ENGINEERING FEE CALCULATION						A. Total \$0.00		B. Total \$49,040.73	
TOTAL ADDITIONAL IMPROVEMENT SECURITY AMOUNTS:									
Faithful Performance: 100% of A, B & C						\$49,040.74			
Labor & Materials: 50% of A & B						\$24,520.37			

BILLING SCHEDULE ADDENDUM

Development: Century Meadows Two, Unit No. 4
Developer: FCB Building Partners I, LP
Engineer: Baumbach & Piazza
Date: 12/15/03

Gross Acreage: 15.15
No. of Units: 60

	DEVELOPER COST	CREDITS
<u>STREET SYSTEM</u>		
Reimbursement by City		
Street Improvements per Item B of attached Cost Estimate for Additional Improvement Security (327004.7720;MTSI014)		\$ 48,354.34
STREET SYSTEM SUBTOTAL	\$0.00	\$48,354.34
<u>SEWER SYSTEM</u>		
Reimbursement by City		
Sanitary Sewer System per Item B of attached Cost Estimate for Additional Improvement Security (327004.7720;MTSI014)		686.40
SEWER SYSTEM SUBTOTAL	\$0.00	\$686.40
<u>DEFERRED DEVELOPMENT IMPACT MITIGATION FEES</u>		
Police Protection Facilities (12151.6122) 12.16 AC @ \$1,130.00	\$13,465.98	
(12141.6127)	\$274.82	
Fire Protection Facilities (12161.6122) 12.16 AC @ \$540.00	\$6,435.07	
(12141.6127)	\$131.33	
Parks & Recreation Facilities (12171.6122) 12.16 AC @ \$11,830.00	\$140,975.74	
(12141.6127)	\$2,877.06	
Less Future Park Site Improvements (1217004.1836.2400;MPR059)	(\$60,148.09)	
General City Facilities (12181.6122) 12.16 AC @ \$6,830.00	\$81,391.74	
(12141.6127)	\$1,661.06	
DEVELOPMENT IMPACT MITIGATION FEES SUBTOTAL	\$187,064.71	
<u>HARNEY LANE LIFT STATION FEES</u>		
Estimate based on lift station construction cost estimate available at time of execution of improvement agreement. Actual fee to be determined by City Council and paid prior to project acceptance.	\$90,387.00	
TOTAL AMOUNT OF BILLING SCHEDULE ADDENDUM	\$277,451.71	\$49,040.74
ADDITIONAL NET AMOUNT TO BE PAID BY DEVELOPER TO CITY PRIOR TO PROJECT ACCEPTANCE	\$228,410.97	

When Recorded, Please Return to:
Lodi City Clerk
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2004-04

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE ADDENDUM TO THE IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS OF CENTURY MEADOWS TWO, UNIT NO. 4, TRACT NO. 3272; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE AN ADDENDUM TO THE IMPROVEMENT AGREEMENT ON BEHALF OF THE CITY OF LODI, AND FURTHER APPROPRIATING FUNDS FOR THE REIMBURSEMENT

=====

WHEREAS, Century Meadows Two, Unit No. 4 Subdivision is located east of Mills Avenue, north of Harney Lane and south of the Century Meadows Two, Unit No. 3 development; and

WHEREAS, as a condition of development, the developer, FCB Building Partners I, L.P., is required to complete the installation of street frontage improvements along Harney Lane; and

WHEREAS, at this time, Century Meadows One, Unit No. 2 Subdivision east of Century Meadows Two, Unit No. 4, as shown on Exhibit A attached, is also under construction, and when both subdivisions are complete, the properties at 1683 and 1749 West Harney Lane will be the only properties on the north side of Harney Lane between Ham Lane and Mills Avenue without street frontage improvements; and

WHEREAS, staff recommends that the frontage improvements along these properties be completed at this time, and the developer of Century Meadows Two, Unit No. 4 has agreed to include the frontage improvements for these properties in its project; and

WHEREAS, the improvements include curb, gutter, and asphalt concrete pavement, and the developer is eligible for reimbursement by the City for these improvements in conformance with Lodi Municipal Code §16.40 "Reimbursement for Construction"; and

WHEREAS, staff estimates the cost of the work to be \$49,040.74, and the developer will be reimbursed based on verified claims for the work done by the developer's contractor when the improvements are complete and accepted by the City; and

WHEREAS, in order to construct the frontage improvements along 1683 and 1749 West Harney Lane, additional street right-of-way dedication on Harney Lane and public utility easements behind the right of way are required from the owner, Nick Farros; and

WHEREAS, the owner has agreed to dedicate the right-of-way (ten feet) in exchange for the frontage improvements, which include relocation of one existing tree, relocation of a wood fence, and installation of a new driveway as shown on Exhibit B attached hereto; and

WHEREAS, in addition, a chain link fence will be installed along the existing orchard. The cost of the work on the Farros property is estimated to be \$9,340.00, and the owner will be reimbursed based on verifiable claims for the improvements when the project is complete; and

WHEREAS, the developer has furnished the City with the Addendum Agreement and has provided improvement security for the additional work in Harney Lane; and

WHEREAS, staff therefore recommends that the City Council take the following action with regard to the Century Meadows Two, Unit 4, Tract No. 3272, development:

1. Approve the Addendum to the Improvement Agreement for the Public Improvements of Century Meadows Two, Unit 4, Tract No. 3272, and direct the City Manager and City Clerk to execute the Addendum to the Improvement Agreement on behalf of the City; and
2. Appropriate \$58,400.00 from the Local Street Impact Fees fund to reimburse the developer for the additional Harney Lane street frontage improvements and the owner for the private improvements necessitated by the Harney Lane work.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi hereby finds as follows:

1. That the Addendum to the Improvement Agreement for the Public Improvement of Century Meadows Two, Unit 4, Tract No. 3272, is hereby approved and further authorizes the City Manager and City Clerk to execute said Addendum.
2. That \$58,400.00 is hereby appropriated from the Local Street Impact Fees fund to reimburse the developer for the additional Harney Lane street frontage improvements and the owner for the private improvements necessitated by the Harney Lane work.

Dated: January 7, 2004

I hereby certify that Resolution No. 2004-04 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 7, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



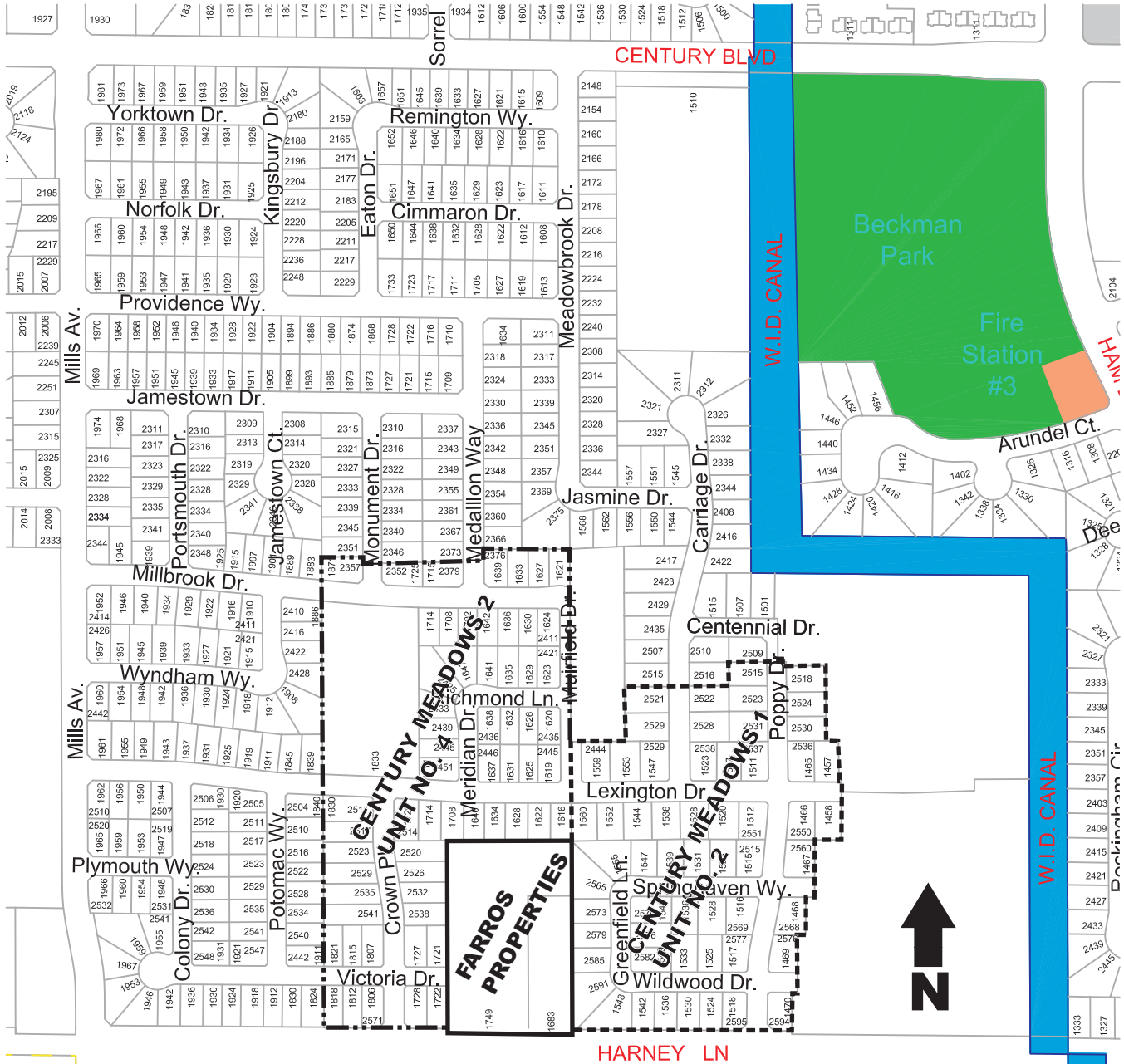
SUSAN J. BLACKSTON
City Clerk



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A





CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT B



FARROS PROPERTIES

EXISTING ORCHARD

EXISTING RESIDENCE

CENTURY MEADOWS 2, UNIT NO. 4 SUBDIVISION BOUNDARY

CENTURY MEADOWS 1, UNIT NO. 2 SUBDIVISION BOUNDARY

PROPOSED
CHAIN LINK
FENCE

1749

WOOD
FENCE

1683

PROPOSED R/W

EXISTING R/W

10'

DRIVEWAY GATE

RELOCATE TREE

HARNEY LANE



CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
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LODI, CALIFORNIA 95241-1910
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http://www.lodi.gov

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

December 31, 2003

FCB Building Partners I, LP
c/o Frontiers
3247 W. March Lane, Ste. 220
Stockton, CA 95219

Nick Farros
1649 W. Harney Lane
Lodi, CA 95242

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Adopt Resolution Approving the Addendum to the Improvement Agreement for the Public Improvements of Century Meadows Two, Unit No. 4, Tract No. 3272; and Appropriate Funds (\$58,400)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, January 7, 2004. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, extension 2665.



for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk